

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Green River Valley / 51

**Previous Physical Inspection:** 2002

**Improved Sales:**

Number of Sales: 379

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$65,500	\$184,600	\$250,100	\$276,100	90.6%	15.64%
<b>2006 Value</b>	\$70,300	\$199,700	\$270,000	\$276,100	97.8%	15.26%
<b>Change</b>	+\$4,800	+\$15,100	+\$19,900		+7.2%	-0.38%
<b>% Change</b>	+7.3%	+8.2%	+8.0%		+7.9%	-2.43%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.38% and -2.43% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$68,900	\$182,400	\$251,300
<b>2006 Value</b>	\$73,900	\$197,800	\$271,700
<b>Percent Change</b>	+7.3%	+8.4%	+8.1%

Number of one to three unit residences in the Population: 1853

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in sub area 5 are at a lower assessment level and require a higher adjustment than the overall alone. In sub area 5 the area's character is changing. Larger lots that have been typically used for agricultural purposes are being purchased and developed into new smaller residential neighborhoods. Also properties that are in very good condition but not located in sub area 5 are at a lower assessment level and require a greater upward adjustment than the overall adjustment.

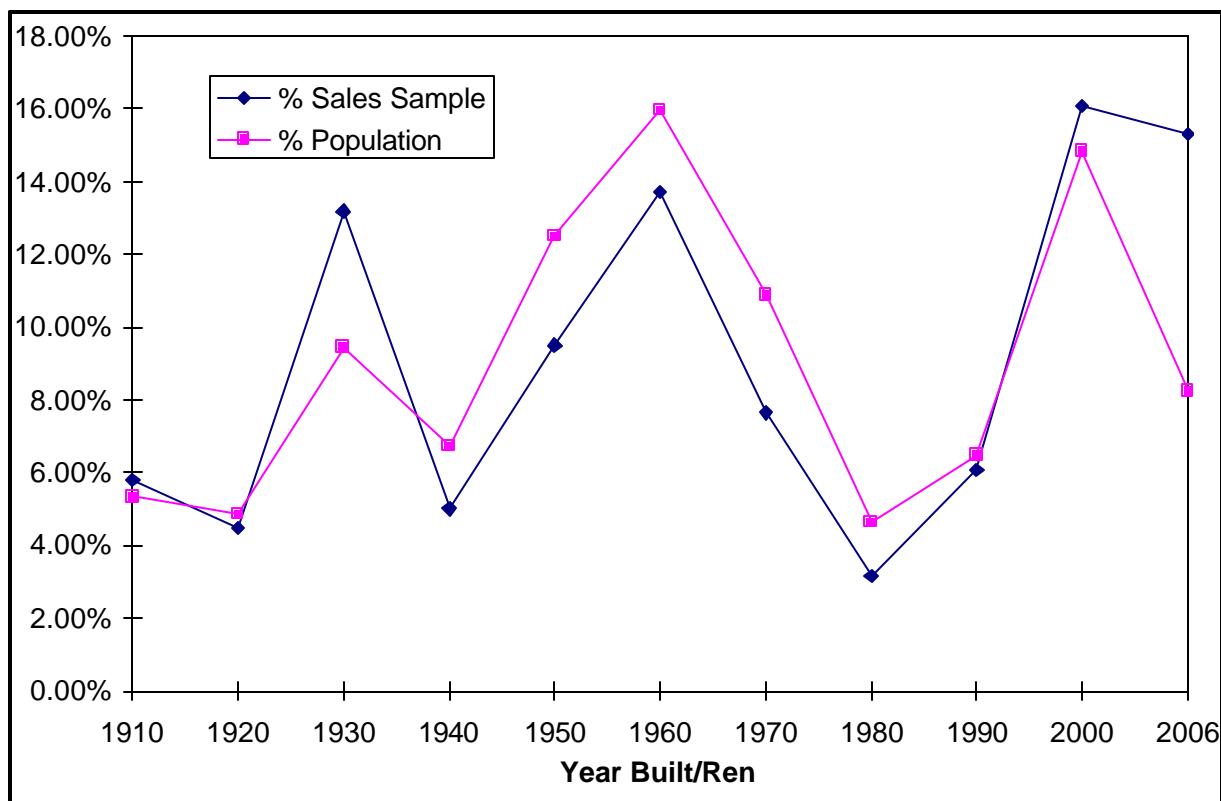
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	22	5.80%
1920	17	4.49%
1930	50	13.19%
1940	19	5.01%
1950	36	9.50%
1960	52	13.72%
1970	29	7.65%
1980	12	3.17%
1990	23	6.07%
2000	61	16.09%
2006	58	15.30%
	379	

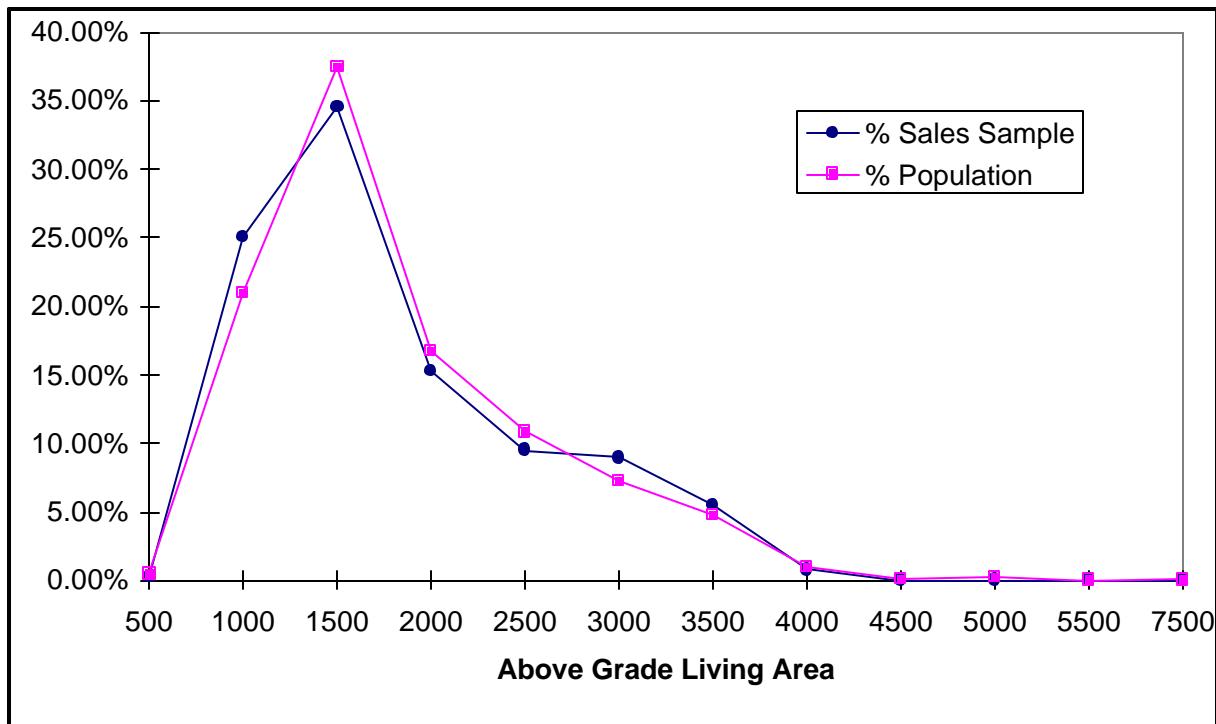
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	99	5.34%
1920	90	4.86%
1930	175	9.44%
1940	125	6.75%
1950	232	12.52%
1960	296	15.97%
1970	202	10.90%
1980	86	4.64%
1990	120	6.48%
2000	275	14.84%
2006	153	8.26%
	1853	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

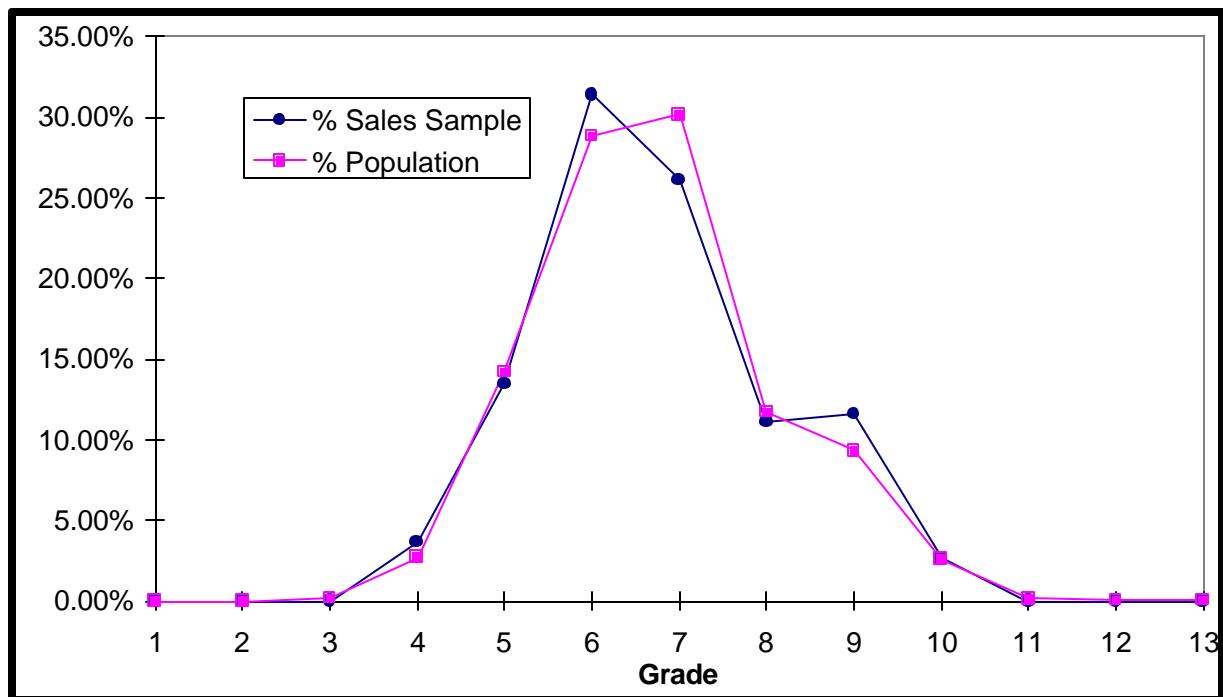
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.26%	500	9	0.49%
1000	95	25.07%	1000	389	20.99%
1500	131	34.56%	1500	694	37.45%
2000	58	15.30%	2000	310	16.73%
2500	36	9.50%	2500	201	10.85%
3000	34	8.97%	3000	134	7.23%
3500	21	5.54%	3500	89	4.80%
4000	3	0.79%	4000	19	1.03%
4500	0	0.00%	4500	2	0.11%
5000	0	0.00%	5000	5	0.27%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.05%
		379			1853



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

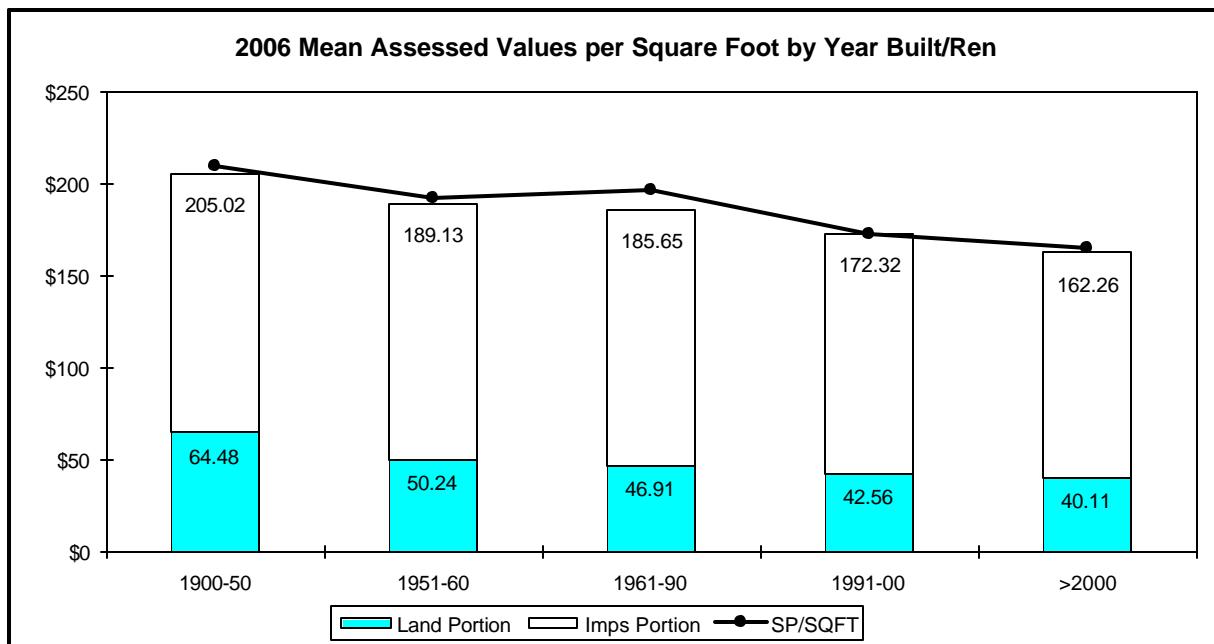
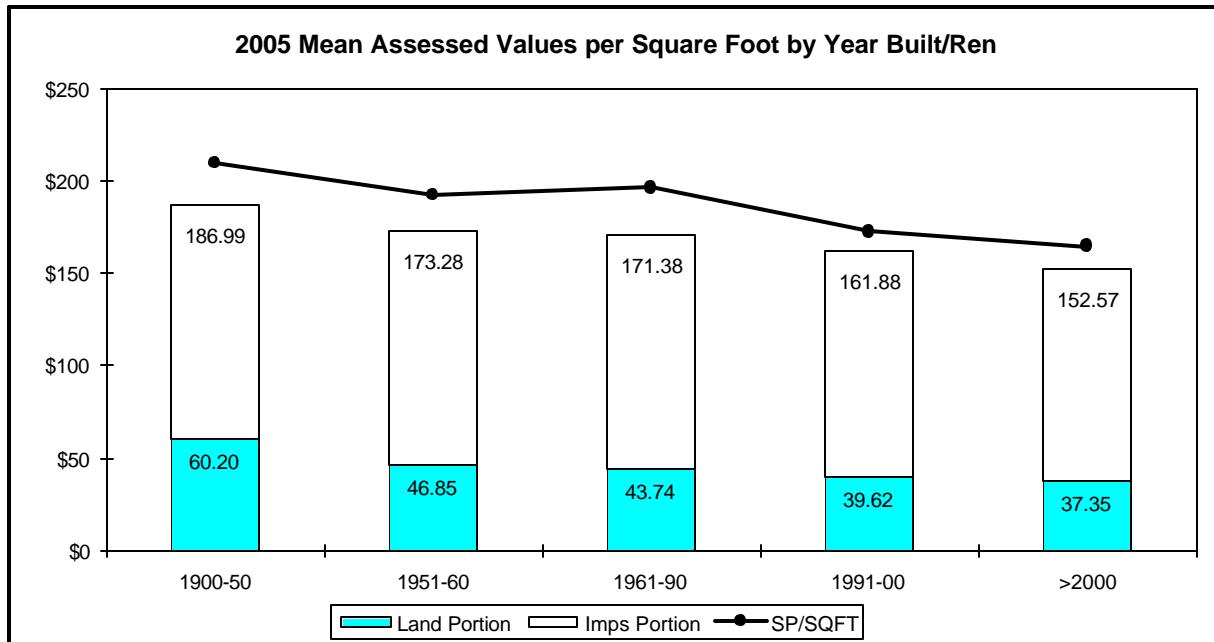
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.22%
4	14	3.69%	4	50	2.70%
5	51	13.46%	5	263	14.19%
6	119	31.40%	6	534	28.82%
7	99	26.12%	7	559	30.17%
8	42	11.08%	8	217	11.71%
9	44	11.61%	9	173	9.34%
10	10	2.64%	10	48	2.59%
11	0	0.00%	11	3	0.16%
12	0	0.00%	12	1	0.05%
13	0	0.00%	13	1	0.05%
379			1853		



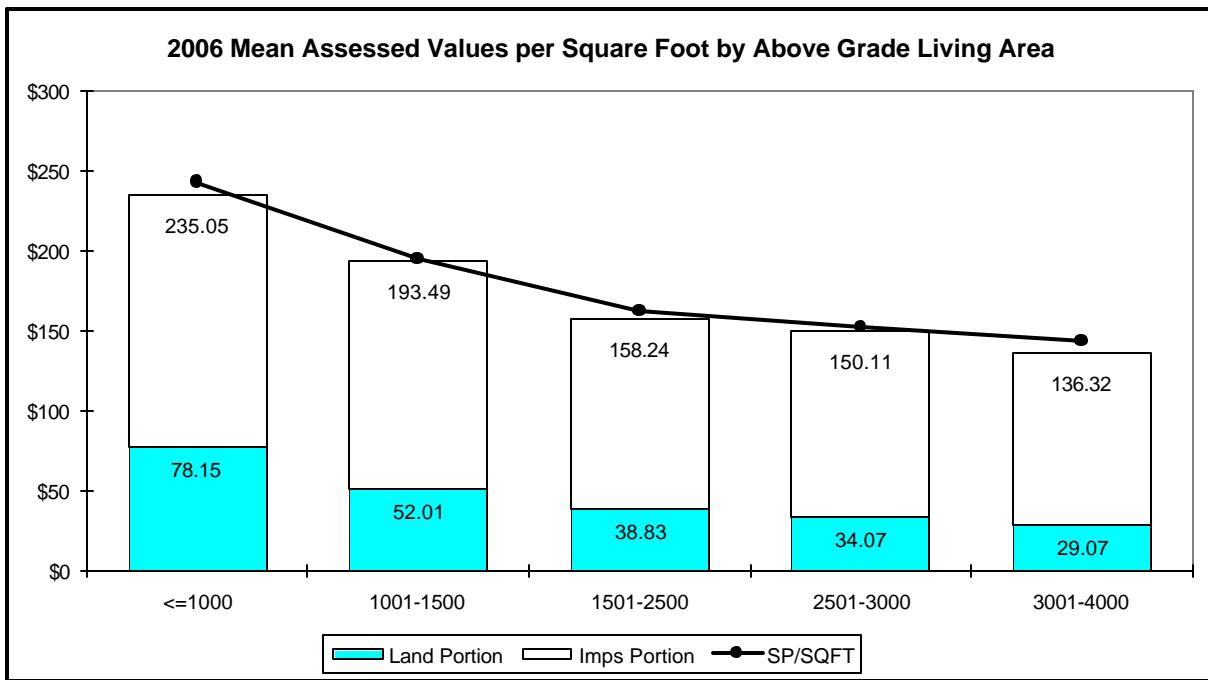
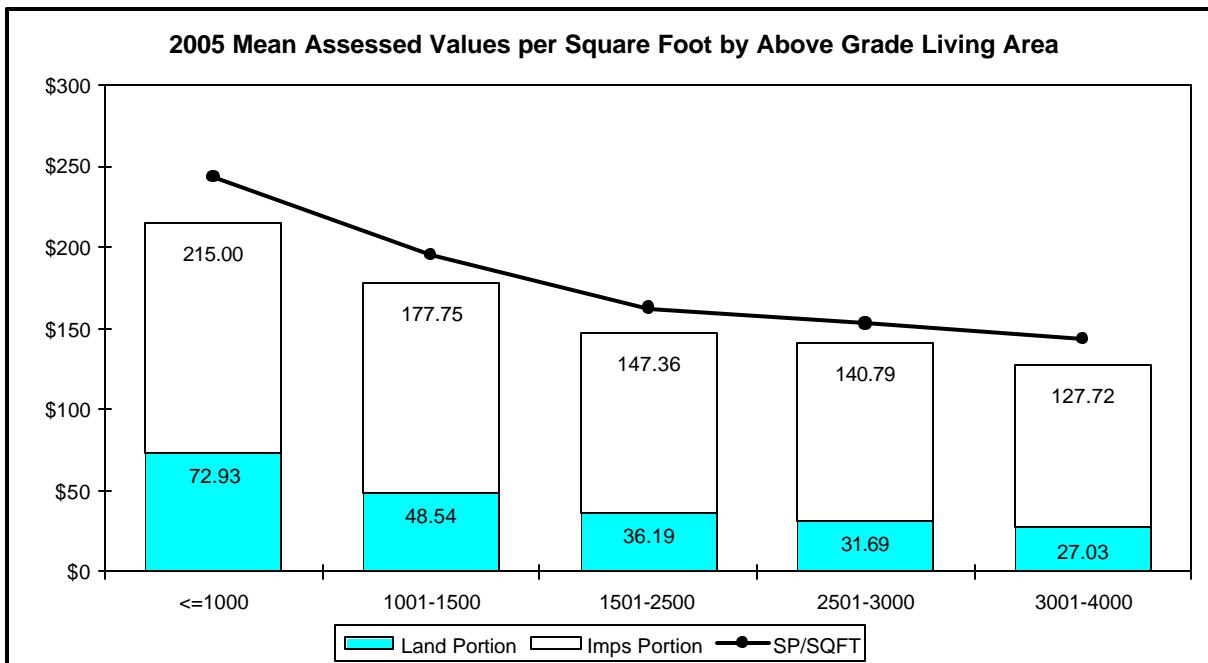
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



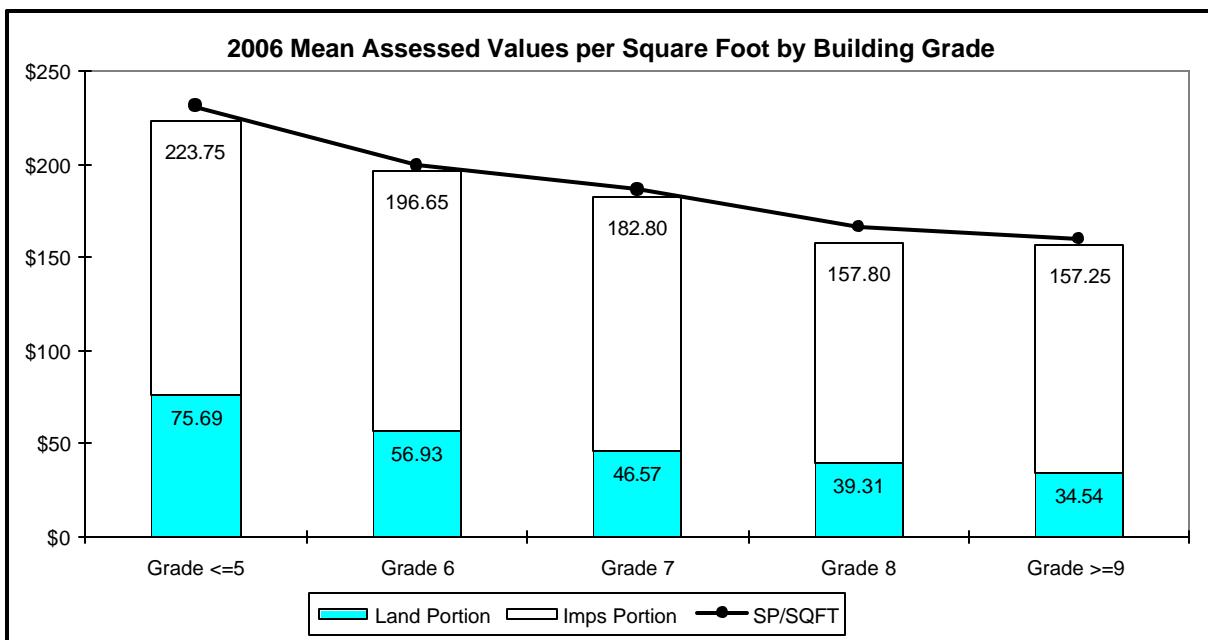
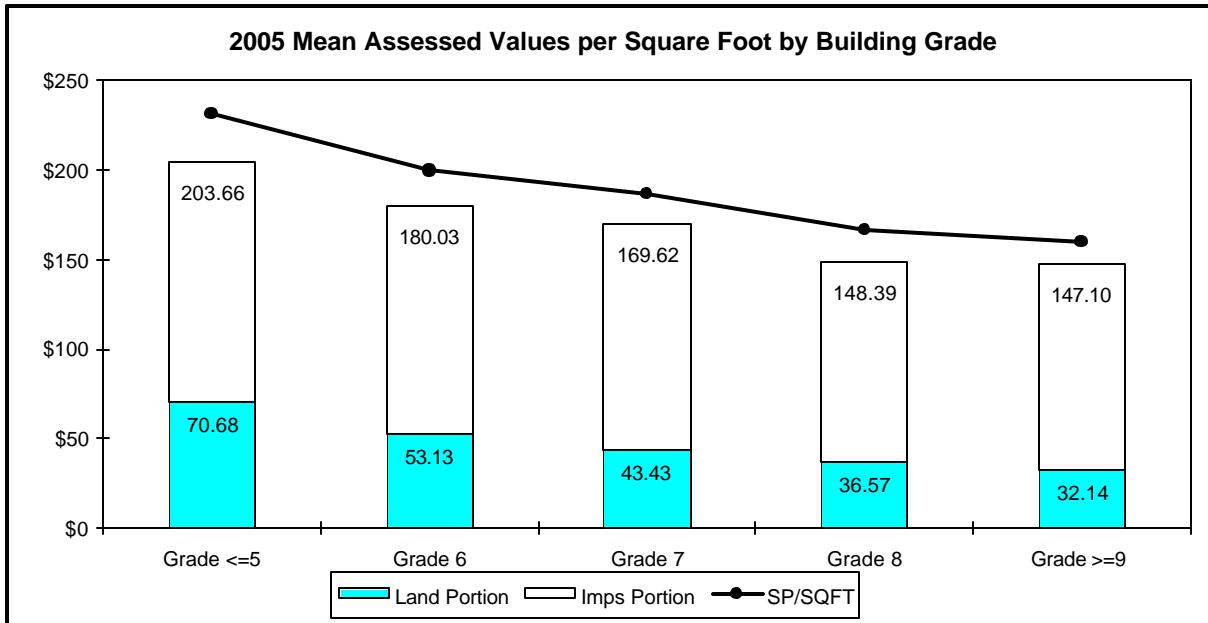
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 23 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.3% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.08, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 379 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, **improvements located in sub area 5 and improvements in very good condition not** located in sub area 5 were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9389484 - 7.285053E-02 * \text{Sub5} - 8.644293E-02 * \text{VeryGoodCond} <> \text{Sub5}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.082)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

## **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.082, \text{ with results rounded down to the next } \$1,000$$

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 51 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.50%

Sub Area 5	Yes
% Adjustment	8.96%
Very Good Condition Not Sub 5	Yes
% Adjustment	10.80%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in Sub 5 would *approximately* receive a 15.46% upward adjustment ( $6.50\%+8.95\%$ ). In sub area 5 the area's character is changing. Larger lots that have been typically used for agricultural purposes are being purchased and developed into new smaller residential neighborhoods. There are 42 sales that are located in sub area 5. There are 282 parcels in the population that would receive this adjustment.

Improvements not located in Sub Area 5 and in very good condition would *approximately* receive a 17.30% upward adjustment ( $6.50\%+10.80\%$ ). There are 41 sales of improvements in very good condition. Sub area 5 did not have any sales of improvements in very good condition. There are 135 parcels in the population that would receive this adjustment.

This model corrects for these strata differences. There are no double adjustments.

77% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=5	65	0.881	0.967	9.8%	0.925	1.010
6	119	0.905	0.990	9.3%	0.963	1.016
7	99	0.915	0.985	7.7%	0.955	1.015
8	42	0.900	0.957	6.4%	0.914	0.999
>=9	54	0.914	0.976	6.8%	0.932	1.019
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1950	144	0.896	0.983	9.7%	0.955	1.010
1951-1960	52	0.904	0.985	9.0%	0.943	1.027
1961-1990	64	0.881	0.953	8.1%	0.914	0.991
1991-2000	61	0.939	0.999	6.5%	0.964	1.035
>2000	58	0.911	0.969	6.3%	0.935	1.003
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=Average	240	0.918	0.984	7.2%	0.965	1.003
Good	98	0.893	0.956	7.0%	0.923	0.989
Very Good	41	0.840	0.983	17.1%	0.937	1.029
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	214	0.882	0.959	8.7%	0.938	0.980
1.5	60	0.918	1.001	9.0%	0.960	1.043
>=2	105	0.931	0.993	6.7%	0.968	1.019
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=1000	96	0.886	0.970	9.4%	0.938	1.002
1001-1500	131	0.911	0.992	8.8%	0.965	1.018
1501-2500	94	0.912	0.979	7.3%	0.947	1.010
2501-3000	34	0.920	0.981	6.6%	0.934	1.028
3001-4000	24	0.889	0.949	6.7%	0.885	1.012
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	288	0.913	0.988	8.3%	0.970	1.006
Y	91	0.890	0.955	7.2%	0.924	0.986

## Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.978.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

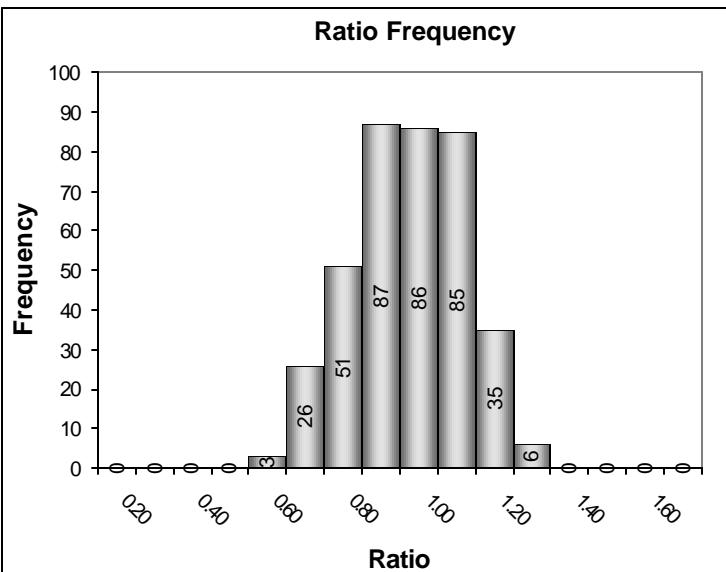
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	373	0.907	0.979	8.0%	0.964	0.995
Y	6	0.816	0.867	6.3%	0.639	1.096
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	119	0.912	0.992	8.7%	0.965	1.020
4	113	0.912	0.978	7.3%	0.950	1.007
5	42	0.847	0.975	15.2%	0.920	1.031
10	105	0.911	0.969	6.3%	0.941	0.996
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=8000	179	0.917	0.989	7.9%	0.968	1.010
8001-12000	88	0.908	0.979	7.8%	0.948	1.010
12001-20000	77	0.891	0.957	7.5%	0.920	0.995
20001-43559	22	0.901	0.996	10.6%	0.906	1.086
1AC-5AC	13	0.870	0.940	8.0%	0.828	1.052
Sub 5 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	337	0.912	0.978	7.3%	0.962	0.994
Y	42	0.847	0.975	15.2%	0.920	1.031
Very Good Condition Not Sub 5 Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	338	0.912	0.978	7.2%	0.961	0.994
Y	41	0.840	0.983	17.1%	0.937	1.029

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> SW / Team 1	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 2/24/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Green River Valley	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>			
	379		
<b>Mean Assessed Value</b>	250,100		
<b>Mean Sales Price</b>	276,100		
<b>Standard Deviation AV</b>	86.588		
<b>Standard Deviation SP</b>	101.089		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.922		
<b>Median Ratio</b>	0.932		
<b>Weighted Mean Ratio</b>	0.906		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.518		
<b>Highest ratio:</b>	1.291		
<b>Coefficient of Dispersion</b>	12.82%		
<b>Standard Deviation</b>	0.144		
<b>Coefficient of Variation</b>	15.64%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.907		
<i>Upper limit</i>	0.947		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.907		
<i>Upper limit</i>	0.936		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1853		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.144		
<b>Recommended minimum:</b>	33		
<b>Actual sample size:</b>	379		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	184		
# ratios above mean:	195		
<i>Z:</i>	0.565		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



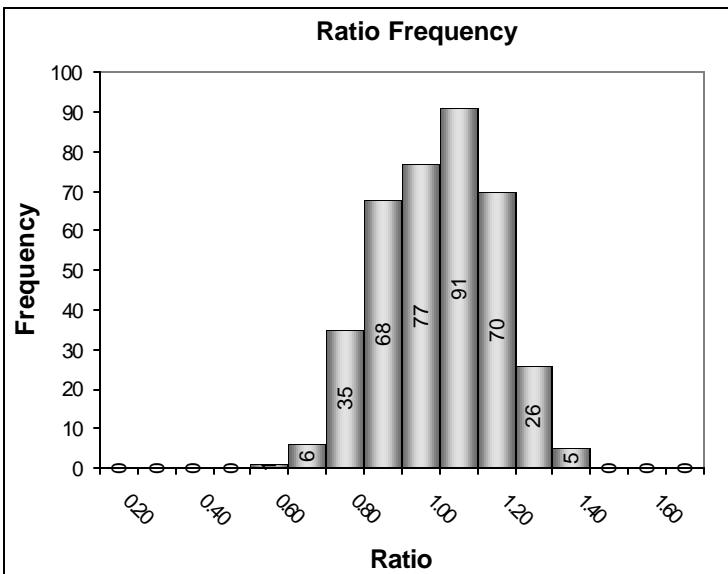
### COMMENTS:

1 to 3 Unit Residences throughout area 51

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> SW / Team 1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 2/24/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>Green River Valley</b>	<b>Appr ID:</b> Jwei	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	379		
<b>Mean Assessed Value</b>	270,000		
<b>Mean Sales Price</b>	276,100		
<b>Standard Deviation AV</b>	90,440		
<b>Standard Deviation SP</b>	101,089		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.004		
<b>Weighted Mean Ratio</b>	0.978		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.550		
<b>Highest ratio:</b>	1.371		
<b>Coefficient of Dispersion</b>	12.56%		
<b>Standard Deviation</b>	0.152		
<b>Coefficient of Variation</b>	15.26%		
<b>Price Related Differential (PRD)</b>	1.021		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.975		
<i>Upper limit</i>	1.030		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	1.013		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1853		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.152		
<b>Recommended minimum:</b>	37		
<b>Actual sample size:</b>	379		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	183		
# ratios above mean:	196		
<i>Z:</i>	0.668		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 51

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	722500	0180	9/6/05	\$108,000	480	0	4	1928	5	1575	N	N	335 1/2 PELLY AV N
002	722400	0260	9/26/05	\$152,000	510	0	4	1920	4	4275	N	N	232 PARK AV N
002	722550	0325	12/24/03	\$122,000	540	0	4	1924	3	4500	N	N	341 WELLS AV N
002	722400	0360	6/29/05	\$200,000	650	0	4	1907	5	4838	N	N	240 PELLY AV N
002	722400	0405	7/15/05	\$249,000	660	0	4	1910	4	4838	N	N	212 PELLY AV N
002	722400	0405	8/23/04	\$223,000	660	0	4	1910	4	4838	N	N	212 PELLY AV N
002	722550	0115	12/18/03	\$135,000	800	0	4	1924	4	4815	N	N	420 BURNETT AV N
002	722500	0181	9/29/05	\$212,000	620	0	5	1929	4	2925	N	N	335 PELLY AV N
002	722500	0240	12/7/04	\$193,500	630	0	5	1942	4	3500	N	N	326 WELLS AV N
002	722550	0160	4/21/03	\$159,900	630	0	5	1922	4	4500	N	N	419 WELLS AV N
002	000720	0110	9/29/04	\$224,950	640	570	5	2000	3	4747	N	N	500 S TOBIN ST
002	135230	0730	4/28/04	\$179,500	730	0	5	1915	4	4120	N	N	247 FACTORY AV N
002	135230	0200	5/27/05	\$228,000	730	0	5	1923	5	4120	N	N	211 MEADOW AV N
002	135230	0200	11/11/03	\$172,500	730	0	5	1923	5	4120	N	N	211 MEADOW AV N
002	722550	0460	9/9/03	\$147,500	750	0	5	1941	4	5250	N	N	711 N 4TH ST
002	380600	0005	11/2/04	\$159,000	760	0	5	1930	3	4746	N	N	201 S TOBIN ST
002	722450	0365	3/13/03	\$157,940	760	0	5	1991	3	5350	N	N	702 N 5TH ST
002	722400	0950	7/28/04	\$168,000	810	0	5	1938	3	4838	N	N	516 PELLY AV N
002	722400	0410	5/14/03	\$210,000	830	0	5	1933	3	4838	N	N	208 PELLY AV N
002	722400	0315	6/29/05	\$225,000	880	0	5	1924	4	5375	N	N	223 PARK AV N
002	135230	0190	6/4/04	\$174,500	880	420	5	1923	4	4120	N	N	219 MEADOW AV N
002	135230	0120	8/15/05	\$249,950	880	620	5	1928	5	4120	N	N	220 GARDEN AV N
002	722600	0020	11/26/03	\$194,400	890	200	5	1929	5	4280	N	N	210 BURNETT AV N
002	722600	0025	12/6/05	\$246,000	910	0	5	1920	5	4280	N	N	222 BURNETT AV N
002	722600	0025	8/13/03	\$175,000	910	0	5	1920	5	4280	N	N	222 BURNETT AV N
002	722500	0065	4/26/05	\$208,000	930	0	5	1907	5	5000	N	N	451 PELLY AV N
002	135230	0185	10/16/03	\$169,990	960	0	5	1923	4	4120	N	N	223 MEADOW AV N
002	135230	0540	11/9/04	\$188,000	970	0	5	1948	4	4120	N	N	334 MEADOW AV N
002	722400	0805	10/11/04	\$207,000	990	0	5	1922	4	4837	N	N	412 PELLY AV N
002	135230	1020	6/16/04	\$194,950	1000	0	5	1929	5	4400	N	N	200 FACTORY AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	722450	0100	6/5/03	\$192,149	1020	0	5	1930	4	5000	N	N	520 WELLS AV N
002	722550	0445	2/19/03	\$195,000	1040	0	5	1908	5	4725	N	N	327 WILLIAMS AV N
002	722400	0250	9/26/03	\$162,950	1060	0	5	1906	3	4275	N	N	224 PARK AV N
002	722550	0475	11/12/04	\$220,000	1080	0	5	1912	5	4815	N	N	326 BURNETT AV N
002	722450	0145	9/11/03	\$166,000	1130	0	5	1928	4	5000	N	N	517 WELLS AV N
002	722600	0050	10/21/04	\$239,950	1150	0	5	1916	4	4200	N	N	209 WILLIAMS AV N
002	722400	0465	9/28/04	\$207,950	1210	0	5	1916	5	4838	N	N	335 PARK AV N
002	722500	0250	8/6/04	\$249,950	1270	960	5	1907	4	4500	N	N	318 WELLS AV N
002	722500	0385	12/10/03	\$180,000	1370	0	5	1906	2	4500	N	N	216 WELLS AV N
002	722550	0365	12/13/05	\$280,000	1490	0	5	1969	4	7988	N	N	328 WILLIAMS AV N
002	722550	0200	1/23/04	\$203,700	710	350	6	1941	4	5000	N	N	449 WELLS AV N
002	135230	0295	12/1/04	\$165,000	730	0	6	1940	5	4120	N	N	359 MEADOW AV N
002	135230	0735	12/19/03	\$158,000	750	0	6	1940	4	4120	N	N	241 FACTORY AV N
002	722450	0025	4/4/03	\$195,000	780	730	6	1991	3	5000	N	N	517 PELLY AV N
002	722400	0375	2/18/04	\$182,210	790	0	6	1941	4	3225	N	N	232 PELLY AV N
002	000720	0035	9/21/04	\$248,000	790	790	6	1923	5	8701	N	N	312 S TOBIN ST
002	380600	0015	5/26/05	\$210,000	830	0	6	1957	4	6270	N	N	125 S TOBIN ST
002	722550	0110	2/1/05	\$212,750	850	0	6	1930	4	4815	N	N	422 BURNETT AV N
002	172305	9050	8/1/03	\$219,000	860	0	6	1931	3	3958	Y	N	908 N RIVERSIDE DR
002	722550	0120	12/13/05	\$249,000	860	0	6	1929	4	4815	N	N	414 BURNETT AV N
002	756460	0310	6/10/05	\$203,000	860	0	6	1925	4	2675	N	N	1207 N 2ND ST
002	722450	0355	8/26/05	\$234,000	860	0	6	1957	5	5350	N	N	514 BURNETT AV N
002	722450	0355	3/14/05	\$203,000	860	0	6	1957	5	5350	N	N	514 BURNETT AV N
002	722400	0520	10/19/04	\$193,000	880	0	6	1942	3	4838	N	N	330 PELLY AV N
002	722500	0305	3/6/03	\$172,500	880	0	6	1941	4	4500	N	N	223 PELLY AV N
002	722400	0495	7/1/04	\$150,000	880	0	6	1941	4	4838	N	N	346 PELLY AV N
002	756460	0305	4/12/05	\$217,900	890	0	6	1925	4	2500	N	N	1203 N 2ND ST
002	722400	0385	5/4/04	\$187,950	890	0	6	1940	4	3225	N	N	230 PELLY AV N
002	722400	0395	6/7/04	\$230,230	900	0	6	1940	3	4838	N	N	220 PELLY AV N
002	722550	0075	3/22/05	\$225,000	910	0	6	1922	5	5350	N	N	450 BURNETT AV N
002	722500	0010	2/24/03	\$166,800	940	0	6	1965	4	4500	N	N	405 PELLY AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	135230	0325	2/2/05	\$205,400	940	0	6	1909	5	4120	N	N	339 MEADOW AV N
002	172305	9113	10/11/04	\$219,000	950	0	6	1923	4	4080	N	N	909 N 1ST ST
002	722550	0125	8/30/05	\$223,500	950	0	6	1949	4	4815	N	N	410 BURNETT AV N
002	172305	9113	1/13/03	\$190,150	950	0	6	1923	4	4080	N	N	909 N 1ST ST
002	722450	0275	9/30/05	\$250,000	980	260	6	1941	4	5250	N	N	519 WILLIAMS AV N
002	722450	0260	11/24/03	\$178,000	990	0	6	1941	4	5250	N	N	505 WILLIAMS AV N
002	135230	0525	7/28/03	\$215,000	1010	0	6	1930	4	4120	N	N	344 MEADOW AV N
002	135230	0300	6/1/05	\$296,950	1010	0	6	1930	5	4120	N	N	353 MEADOW AV N
002	135230	1111	7/21/04	\$205,000	1020	0	6	1920	4	5080	N	N	1500 N 3RD ST
002	722450	0375	7/12/05	\$232,000	1030	0	6	1924	5	5350	N	N	708 N 5TH ST
002	722450	0325	10/19/04	\$247,150	1040	720	6	1992	3	5350	N	N	536 BURNETT AV N
002	756460	0230	2/23/05	\$281,000	1050	600	6	1952	3	13750	N	N	235 GARDEN AV N
002	722550	0505	6/3/04	\$215,000	1050	0	6	1950	4	5260	N	N	704 N 3RD ST
002	722500	0245	6/24/05	\$220,000	1050	0	6	1937	4	4500	N	N	320 WELLS AV N
002	722400	0930	1/24/05	\$214,000	1060	0	6	2003	3	5375	N	N	528 PELLY AV N
002	722400	0415	1/9/03	\$192,950	1100	0	6	1941	4	4838	N	N	204 PELLY AV N
002	722450	0120	10/10/05	\$240,000	1110	0	6	1929	5	5000	N	N	506 WELLS AV N
002	722450	0140	12/28/05	\$214,500	1200	0	6	1941	4	5000	N	N	509 WELLS AV N
002	722450	0050	12/14/04	\$217,000	1220	0	6	2002	3	5000	N	N	535 PELLY AV N
002	722450	0080	8/26/04	\$187,500	1230	0	6	1930	4	5000	N	N	538 WELLS AV N
002	722500	0400	6/27/05	\$245,500	1250	0	6	1931	4	4500	N	N	206 WELLS AV N
002	756460	0182	6/21/04	\$195,000	1290	0	6	1952	3	5000	N	N	1212 N 3RD ST
002	722550	0020	8/12/03	\$208,000	1290	0	6	1938	4	4725	N	N	415 WILLIAMS AV N
002	722550	0130	3/28/03	\$199,999	1330	0	6	1903	4	4815	N	N	406 BURNETT AV N
002	722650	0025	10/17/05	\$300,000	1330	0	6	1920	5	4000	N	N	237 WELLS AV N
002	722500	0435	11/5/03	\$210,000	1330	260	6	1937	5	5000	N	N	913 N 2ND ST
002	135230	0150	5/3/05	\$205,000	1350	0	6	1922	4	4738	N	N	251 MEADOW AV N
002	135230	0150	12/12/03	\$197,900	1350	0	6	1922	4	4738	N	N	251 MEADOW AV N
002	722500	0285	3/16/04	\$195,000	1360	0	6	1937	4	5100	N	N	211 PELLY AV N
002	000720	0072	2/12/04	\$207,000	1460	0	6	1996	3	7720	N	N	420 S TOBIN ST
002	722650	0020	8/7/03	\$232,500	1460	0	6	1937	4	4000	N	N	235 WELLS AV N

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0085	6/3/05	\$258,000	1470	0	6	1929	4	4815	N	N	442 BURNETT AV N
002	722500	0205	4/5/05	\$245,000	1500	0	6	1938	4	5000	N	N	350 WELLS AV N
002	135230	1120	7/18/03	\$234,950	1500	200	6	1929	4	5461	N	N	1510 N 3RD ST
002	722550	0282	10/14/05	\$279,125	1540	310	6	1908	4	5300	N	N	315 WELLS AV N
002	722500	0190	9/9/05	\$315,000	1600	0	6	1929	5	4500	N	N	341 PELLY AV N
002	722400	0320	12/8/05	\$306,000	1630	0	6	1903	5	4838	N	N	229 PARK AV N
002	722550	0430	5/21/03	\$274,950	1630	420	6	1908	5	4725	N	N	315 WILLIAMS AV N
002	722550	0342	2/21/03	\$228,500	1650	0	6	2002	3	4987	N	N	807 N 4TH ST
002	722550	0440	1/12/04	\$230,000	1690	0	6	1925	5	4725	N	N	323 WILLIAMS AV N
002	722450	0045	6/17/03	\$234,000	1740	0	6	1918	5	5000	N	N	531 PELLY AV N
002	722600	0117	4/20/05	\$329,950	1860	0	6	1924	4	5440	N	N	129 WELLS AV N
002	000720	0080	11/9/05	\$345,000	1980	0	6	1924	2	10585	N	N	215 S TOBIN ST
002	722450	0295	5/18/05	\$238,000	1040	0	7	1958	4	5250	N	N	535 WILLIAMS AV N
002	000720	0078	6/26/03	\$198,500	1080	0	7	1997	3	4912	N	N	416 S TOBIN ST
002	000720	0079	11/25/03	\$194,000	1080	0	7	1997	3	4916	N	N	418 S TOBIN ST
002	135230	0628	9/16/04	\$195,000	1240	0	7	1995	3	4120	N	N	319 FACTORY AV N
002	135230	1060	11/22/05	\$293,000	1270	0	7	1999	3	4508	N	N	1509 MARION ST
002	000720	0108	8/4/04	\$238,500	1480	0	7	2004	3	5335	N	N	502 S TOBIN ST
002	722450	0242	9/4/04	\$263,000	1550	0	7	1997	3	5000	N	N	508 WILLIAMS AV N
002	722600	0060	12/5/05	\$290,000	1570	0	7	1980	3	4280	N	N	214 BURNETT AV N
002	722650	0005	12/8/04	\$247,150	1650	150	7	1918	4	4942	N	N	221 WELLS AV N
002	756460	0265	4/13/04	\$281,000	1720	0	7	1998	3	14000	N	N	211 GARDEN AV N
002	135230	0605	5/12/05	\$289,950	1830	0	7	1959	4	6173	N	N	343 FACTORY AV N
002	722400	0926	11/11/04	\$284,000	1970	0	7	2005	3	4838	N	N	530 PELLY AV N
002	135230	0195	10/24/03	\$280,000	2210	0	7	1983	3	4120	N	N	215 MEADOW AV N
002	135230	0630	6/28/04	\$300,000	2310	0	7	2004	3	4120	N	N	315 FACTORY AV N
002	722600	0005	6/11/04	\$425,000	2470	0	7	1924	4	8538	N	N	243 WILLIAMS AV N
004	000300	0042	4/26/05	\$167,950	540	0	4	2000	3	4671	N	N	5316 S 137TH ST
004	000300	0042	1/3/03	\$135,000	540	0	4	2000	3	4671	N	N	5316 S 137TH ST
004	000300	0027	1/19/05	\$143,500	540	0	4	1950	5	12017	N	N	5120 S 136TH ST
004	217200	0120	12/7/05	\$229,000	620	0	4	1926	3	20550	N	Y	13327 56TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	000300	0095	8/23/04	\$144,500	540	120	5	1938	3	5955	N	N	5320 S 137TH ST
004	000280	0025	8/27/04	\$125,000	540	0	5	1930	3	10512	N	N	13925 56TH PLS
004	336590	1265	6/10/04	\$200,000	700	0	5	1928	3	32256	N	N	14451 59TH AV S
004	336590	0165	9/25/03	\$178,000	740	0	5	1949	3	7785	Y	N	14139 56TH AV S
004	336590	1524	10/7/04	\$201,000	760	0	5	1943	3	8103	N	N	14082 58TH AV S
004	000300	0029	12/26/03	\$194,000	850	0	5	1900	5	13343	Y	N	5110 S 136TH ST
004	336590	0130	10/15/04	\$265,000	860	400	5	1913	5	22950	Y	N	14209 56TH AV S
004	000300	0040	11/21/05	\$235,000	930	0	5	1925	5	6444	Y	N	5306 S 137TH ST
004	167040	0126	6/23/04	\$201,000	970	0	5	1943	5	9497	N	N	13902 53RD AV S
004	000300	0085	8/25/04	\$200,000	990	0	5	1929	4	5800	N	N	13616 52ND AV S
004	336590	0520	7/28/04	\$204,500	1020	0	5	1900	5	8580	N	N	14490 57TH AV S
004	336590	0380	3/25/04	\$254,000	1070	0	5	1908	4	13056	Y	N	14219 57TH AV S
004	076100	0030	6/10/05	\$271,500	1080	500	5	1918	5	36812	N	N	14234 53RD AV S
004	000300	0062	2/16/05	\$194,000	1100	1354	5	1941	3	13300	N	N	13829 51ST AV S
004	336590	0465	7/19/05	\$270,348	1370	0	5	1962	3	10176	N	N	5695 S 144TH ST
004	725520	0150	6/10/05	\$190,000	1610	0	5	1908	4	12851	N	N	14218 52ND AV S
004	359700	0600	7/22/04	\$292,000	1730	0	5	2000	3	11210	N	N	6224 S 149TH PL
004	336590	0690	4/8/04	\$215,000	720	0	6	1949	3	11904	N	N	14232 57TH AV S
004	336590	0685	8/18/03	\$160,000	780	0	6	1937	3	11904	N	N	14234 57TH AV S
004	000300	0077	1/2/03	\$162,000	800	0	6	1921	2	5432	Y	N	5314 S 137TH ST
004	799960	0050	10/26/05	\$195,000	800	0	6	1951	3	7560	N	N	14427 53RD AV S
004	799960	0050	5/18/04	\$160,000	800	0	6	1951	3	7560	N	N	14427 53RD AV S
004	336590	0550	12/23/05	\$200,000	830	0	6	1953	3	12672	N	N	14438 57TH AV S
004	336590	0206	11/3/03	\$180,000	840	120	6	1936	4	9409	Y	N	5534 S 144TH ST
004	000320	0013	2/11/05	\$200,000	850	0	6	1923	3	12826	Y	N	15460 65TH AV S
004	336590	0406	10/6/05	\$241,200	880	0	6	1948	4	8908	Y	N	5626 S 144TH ST
004	336590	0700	3/26/05	\$235,000	900	600	6	1943	3	11904	N	N	14216 57TH AV S
004	336590	1165	10/1/03	\$239,950	920	730	6	1990	3	8052	N	N	14488 58TH AV S
004	076100	0005	12/9/04	\$234,600	980	210	6	1903	5	9265	N	N	14272 53RD AV S
004	076100	0045	8/5/05	\$289,950	1020	340	6	1920	4	9155	N	N	14210 53RD AV S
004	336590	0710	6/18/05	\$295,000	1040	1040	6	1956	4	13056	Y	N	5701 S 142ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	336590	0710	6/24/03	\$217,900	1040	1040	6	1956	4	13056	Y	N	5701 S 142ND ST
004	808860	0080	11/18/03	\$221,500	1050	400	6	1958	4	8820	N	N	5625 S 149TH ST
004	336590	1361	5/2/05	\$239,200	1080	500	6	1943	3	4950	N	N	14246 59TH AV S
004	725520	0250	12/1/03	\$175,000	1130	0	6	1936	4	6960	N	N	14219 53RD AV S
004	336590	0735	6/24/03	\$218,000	1140	0	6	1944	3	11904	N	N	14225 58TH AV S
004	336590	0151	6/4/04	\$215,000	1220	0	6	1958	5	11712	N	N	14102 55TH AV S
004	725520	0256	9/23/03	\$232,500	1370	0	6	1964	3	7076	N	N	14205 53RD AV S
004	336590	0035	2/11/04	\$197,700	1380	0	6	1959	4	19776	N	N	14427 56TH AV S
004	868780	0097	12/5/05	\$293,950	1400	0	6	1990	3	8254	N	N	5805 S 147TH ST
004	336590	0661	5/18/05	\$288,000	1400	300	6	1920	4	11178	Y	N	5702 S 144TH ST
004	336590	0661	5/27/03	\$241,500	1400	300	6	1920	4	11178	Y	N	5702 S 144TH ST
004	115720	0173	1/22/04	\$236,000	1410	0	6	1953	4	11025	Y	N	14707 57TH AV S
004	336590	0740	2/25/04	\$249,500	1440	0	6	1929	5	11904	N	N	14235 58TH AV S
004	336590	0175	12/19/03	\$212,000	1600	0	6	1910	4	5960	Y	N	14201 56TH AV S
004	217200	0075	8/15/05	\$204,000	1610	0	6	1983	3	17600	N	Y	13057 56TH AV S
004	336590	0745	4/28/03	\$249,250	1740	0	6	1915	5	13268	N	N	14243 58TH AV S
004	167040	0025	12/7/04	\$240,000	1940	110	6	1925	3	28392	N	N	13940 51ST AV S
004	217200	0020	9/29/05	\$355,000	830	0	7	1977	4	10750	N	Y	13009 56TH AV S
004	167040	0046	10/23/03	\$204,950	980	220	7	1960	3	18620	Y	N	13969 52ND AV S
004	499750	0035	7/20/04	\$210,000	1020	450	7	1955	3	11790	N	N	15315 64TH AV S
004	336590	0285	8/19/05	\$250,000	1030	890	7	1958	4	13056	Y	N	14246 56TH AV S
004	336590	1225	8/29/03	\$245,000	1060	430	7	1966	3	13400	N	N	5807 S 144TH ST
004	336590	0575	9/29/05	\$334,000	1100	700	7	1961	3	12864	N	N	14424 57TH AV S
004	336590	0485	9/1/05	\$360,000	1140	560	7	1956	3	19776	N	N	14439 57TH AV S
004	115720	0402	7/14/04	\$293,000	1200	760	7	1984	4	10556	Y	N	14926 57TH AV S
004	336590	0315	3/28/05	\$298,000	1230	1230	7	1956	3	13056	Y	N	14140 56TH AV S
004	336590	1167	11/25/03	\$269,000	1240	1000	7	1967	3	8052	N	N	14484 58TH AV S
004	868780	0150	7/16/04	\$261,000	1250	620	7	1957	3	11256	N	N	14719 59TH AV S
004	109990	0100	4/13/05	\$293,500	1290	1010	7	1992	3	7217	Y	N	5615 S 150TH PL
004	808860	0005	8/18/05	\$333,000	1290	800	7	1962	3	10220	N	N	14725 57TH AV S
004	808860	0005	7/23/04	\$280,000	1290	800	7	1962	3	10220	N	N	14725 57TH AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	868780	0110	9/25/03	\$222,000	1290	0	7	1957	4	13104	N	N	14714 58TH AV S
004	336590	0593	7/28/04	\$237,000	1300	340	7	1973	3	12672	N	N	14411 58TH AV S
004	336590	0325	10/17/05	\$390,000	1320	600	7	1991	3	13056	Y	N	14116 56TH AV S
004	109990	0110	9/29/05	\$260,000	1320	1100	7	1993	3	7229	N	N	5609 S 150TH PL
004	115720	0180	10/21/04	\$208,000	1330	0	7	1965	3	9600	N	N	14709 56TH AV S
004	167040	0235	7/29/04	\$285,000	1380	700	7	1961	3	20640	Y	N	13905 55TH AV S
004	336590	0170	9/15/04	\$200,000	1405	0	7	1986	3	7440	N	N	14205 56TH AV S
004	336590	0081	2/4/05	\$256,000	1410	0	7	1958	3	10752	N	N	14463 56TH AV S
004	336590	0045	9/15/03	\$209,000	1450	0	7	1977	3	9752	Y	N	5511 S 144TH ST
004	336590	0640	10/25/04	\$249,000	1490	0	7	1952	4	6500	N	N	14471 58TH AV S
004	336590	0640	11/20/03	\$222,500	1490	0	7	1952	4	6500	N	N	14471 58TH AV S
004	868780	0040	4/7/05	\$258,000	1530	0	7	1955	4	12888	Y	N	14916 57TH AV S
004	000280	0010	3/4/04	\$265,000	1560	0	7	1989	3	7620	N	N	14036 55TH AV S
004	336590	1205	9/5/03	\$230,000	1560	630	7	1968	3	12194	N	N	14440 58TH AV S
004	000280	0016	12/5/03	\$265,000	1560	1640	7	1966	4	8618	N	N	13943 56TH PL S
004	868780	0015	7/5/05	\$365,000	1620	1400	7	1963	4	12888	Y	N	14712 57TH AV S
004	336590	0445	6/17/03	\$228,000	1640	0	7	1958	3	13440	N	N	14430 56TH AV S
004	336590	0463	12/11/03	\$262,000	1650	0	7	1988	3	12104	N	N	14406 56TH AV S
004	336590	0140	6/22/05	\$300,000	1670	0	7	1988	3	8250	N	N	14116 55TH AV S
004	109990	0080	4/8/05	\$280,000	1670	0	7	1992	3	10710	Y	N	5623 S 150TH PL
004	336590	0147	9/2/04	\$272,500	1670	0	7	1988	3	8250	N	N	14108 55TH AV S
004	000320	0019	7/20/05	\$535,000	1680	1680	7	1961	4	10373	Y	N	6550 SOUTHCENTER BL
004	000300	0031	5/31/05	\$302,000	1740	0	7	2000	3	8728	N	N	5102 S 136TH ST
004	868780	0005	9/21/05	\$410,000	1880	840	7	1955	4	15752	N	N	5715 S 147TH ST
004	868780	0035	5/26/05	\$296,950	2060	0	7	1955	4	12888	N	N	14726 57TH AV S
004	873300	0041	5/18/05	\$348,000	2078	0	7	2005	3	9135	N	N	5405 S 149TH LN
004	167040	0129	9/12/05	\$375,000	2155	0	7	2005	3	9233	N	N	5325 S 139TH ST
004	336590	0770	4/7/05	\$380,000	2260	0	7	2002	3	10560	N	N	14416 57TH AV S
004	873300	0065	7/14/03	\$305,000	2420	0	7	2003	3	7113	N	N	5436 S 150TH ST
004	873300	0060	7/9/03	\$299,000	2420	0	7	2003	3	7141	N	N	5428 S 150TH ST
004	873300	0045	7/18/03	\$307,000	2420	0	7	2003	3	9566	N	N	5422 S 150TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
004	873300	0070	8/27/03	\$305,000	2420	0	7	2003	3	9715	N	N	5442 S 150TH ST
004	359700	0086	7/30/04	\$379,500	2890	0	7	1958	5	10500	N	N	5936 S 149TH ST
004	808860	0065	2/3/03	\$191,000	990	400	8	1955	3	8820	N	N	5615 S 149TH ST
004	336590	0365	5/26/05	\$323,000	1200	1200	8	1979	3	13056	Y	N	14155 57TH AV S
004	336590	1223	1/19/04	\$203,000	1450	0	8	1967	3	10988	N	N	5809 S 144TH ST
004	359700	0081	9/17/04	\$355,000	1930	0	8	1992	3	9980	N	N	5938 S 149TH ST
004	000300	0006	12/12/05	\$385,000	1950	510	8	2001	3	7546	N	N	5204 S 137TH ST
004	167040	0218	7/12/05	\$395,000	2260	0	8	2001	3	6512	Y	N	5329 S 140TH ST
004	359700	0062	8/16/05	\$363,000	2330	0	8	1991	3	11432	N	N	14710 59TH AV S
004	377930	0040	11/24/04	\$334,000	2410	0	8	2001	3	6757	N	N	5627 S 150TH ST
004	377930	0060	8/20/04	\$320,000	2410	0	8	2000	3	6660	N	N	5619 S 150TH ST
004	167040	0174	2/26/04	\$395,000	2779	0	8	2003	3	8486	N	N	14128 53RD AV S
004	868780	0020	9/15/03	\$268,000	1220	700	9	1976	3	12888	Y	N	14718 57TH AV S
004	336590	1248	10/21/03	\$340,880	2950	0	9	1998	3	12684	N	N	14433 59TH AV S
004	512210	0140	11/28/03	\$335,000	2350	0	10	1989	3	12017	N	N	6320 S 151ST PL
004	512210	0130	6/13/03	\$360,000	2790	0	10	1988	3	12070	N	N	6340 S 151ST PL
005	102204	9054	9/12/03	\$153,000	580	0	4	1949	4	16291	Y	N	21418 35TH AV S
005	102204	9182	2/24/05	\$146,500	620	0	4	1976	3	8700	N	N	21421 MILITARY RD S
005	102204	9077	8/12/03	\$101,500	700	0	4	1946	3	12150	N	N	21211 MILITARY RD S
005	102204	9157	8/10/05	\$193,000	810	0	6	1959	3	12150	N	N	21214 33RD AV S
005	102204	9089	4/2/03	\$176,000	830	0	6	1943	3	23625	Y	N	21246 MILITARY RD S
005	102204	9145	5/12/04	\$165,000	900	0	6	1956	4	12150	N	N	21234 33RD AV S
005	102204	9165	4/13/05	\$199,000	950	0	6	1962	3	10042	N	N	21450 33RD AV S
005	725920	0025	3/4/04	\$193,000	970	0	6	1942	3	39000	N	N	22115 MILITARY RD S
005	866330	0050	10/13/04	\$200,500	1010	0	6	1963	3	14580	N	N	3315 S 222ND ST
005	352304	9090	2/11/05	\$230,000	1010	0	6	1923	4	8400	Y	N	5563 S 178TH ST
005	263200	0115	6/28/05	\$224,900	1020	0	6	1952	3	20700	N	N	5057 S 212TH ST
005	102204	9160	7/7/05	\$210,000	1040	0	6	1959	3	15000	N	N	3415 S 208TH ST
005	102204	9160	11/23/05	\$184,000	1040	0	6	1959	3	15000	N	N	3415 S 208TH ST
005	866330	0070	7/29/05	\$205,000	1050	0	6	1962	3	10185	N	N	3333 S 222ND ST
005	131293	0020	8/30/05	\$252,500	1190	0	6	1970	3	9680	N	N	3204 S 220TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	725920	0016	6/15/05	\$210,900	1200	0	6	1942	3	10904	N	N	3206 S 221ST ST
005	725920	0016	5/19/03	\$145,000	1200	0	6	1942	3	10904	N	N	3206 S 221ST ST
005	725920	0015	1/12/05	\$210,000	1350	0	6	1942	3	23115	N	N	3222 S 221ST ST
005	725920	0015	5/18/03	\$150,500	1350	0	6	1942	3	23115	N	N	3222 S 221ST ST
005	131293	0030	5/20/04	\$190,800	1410	0	6	1970	3	10350	N	N	21852 32ND PL S
005	367340	0173	8/4/05	\$238,321	1470	0	6	1948	4	12150	N	N	21116 33RD AV S
005	367340	0169	12/12/05	\$285,000	1580	0	6	1948	4	15525	N	N	3321 S 211TH ST
005	152204	9057	10/28/03	\$180,000	1000	0	7	1967	3	12563	N	N	22442 MILITARY RD
005	263200	0095	1/30/04	\$174,000	1060	0	7	1949	3	21850	N	N	5239 S 212TH ST
005	367340	0061	2/8/05	\$186,000	1080	0	7	1958	3	7200	N	N	21021 MILITARY RD
005	724800	0020	11/14/03	\$231,000	1100	570	7	1985	3	87120	Y	N	21620 35TH AV S
005	102204	9195	12/15/03	\$151,500	1140	0	7	1952	3	12600	N	N	3218 S 216TH ST
005	102204	9112	8/12/05	\$228,600	1230	0	7	1957	3	12150	N	N	21217 MILITARY RD S
005	102204	9161	12/13/05	\$287,000	1260	870	7	1960	4	7580	N	N	21457 35TH AV S
005	724640	0020	12/15/05	\$249,950	1300	0	7	1959	4	10450	N	N	21839 34TH AV S
005	102204	9074	6/13/05	\$225,000	1300	0	7	1962	4	11761	N	N	21615 MILITARY RD S
005	102204	9172	6/28/04	\$281,000	1380	860	7	1964	3	14580	Y	N	21416 35TH AV S
005	102204	9171	2/12/04	\$265,000	1380	600	7	1964	3	10100	Y	N	21266 35TH AV S
005	352304	9019	11/22/04	\$350,000	1380	0	7	1965	4	41191	Y	N	5565 S 178TH ST
005	102204	9143	10/26/05	\$249,950	1400	0	7	1955	3	7500	N	N	21424 33RD AV S
005	102204	9132	11/11/05	\$250,000	1430	0	7	1955	3	7500	N	N	21420 33RD AV S
005	102204	9142	4/26/05	\$212,000	1430	0	7	1955	3	7500	N	N	21430 33RD AV S
005	751000	0015	3/13/03	\$180,000	1430	0	7	1953	3	8295	N	N	21825 MILITARY RD S
005	263200	0085	3/17/05	\$240,000	1780	0	7	1997	3	21850	N	N	5259 S 212TH ST
005	102204	9105	10/3/05	\$580,000	2260	0	9	1985	3	38200	Y	N	20916 MILITARY RD S
005	102204	9141	6/11/04	\$422,000	3130	0	9	1983	3	46173	Y	N	21026 MILITARY RD S
005	724800	0070	8/21/03	\$380,000	2090	1200	10	1984	3	28350	N	N	21840 35TH AV S
010	936060	0136	10/29/03	\$164,500	1630	0	5	1905	3	10824	N	N	28208 85TH AV S
010	022104	9020	4/7/04	\$221,500	940	0	6	1922	3	157251	N	N	29650 64TH AV S
010	936060	0055	11/23/04	\$235,000	1430	0	6	1954	3	43560	N	N	28227 85TH AV S
010	352204	9056	9/18/03	\$235,000	1860	0	6	1952	3	53578	N	N	6206 S 287TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	000680	0028	12/15/05	\$284,999	2170	0	6	1901	2	101718	N	N	27102 78TH AV S
010	000680	0028	6/2/04	\$200,000	2170	0	6	1901	2	101718	N	N	27102 78TH AV S
010	896196	0270	7/21/05	\$349,000	1200	990	7	2004	3	6585	Y	N	1008 R ST NW
010	896196	0270	3/16/04	\$278,900	1200	990	7	2004	3	6585	Y	N	1008 R ST NW
010	896196	0310	2/11/04	\$257,000	1200	1040	7	2004	3	6539	N	N	1102 R ST NW
010	896196	0070	9/5/03	\$265,000	1260	750	7	2002	3	8636	N	N	1130 PIKE ST NW
010	896196	0110	5/6/03	\$256,000	1260	750	7	2002	3	7096	N	N	1119 R ST NW
010	896196	0260	5/23/05	\$349,950	1290	750	7	2002	3	6040	Y	N	1004 R ST NW
010	896196	0240	5/19/04	\$277,000	1290	900	7	2004	3	7264	Y	N	906 R ST NW
010	896196	0260	7/9/03	\$273,000	1290	750	7	2002	3	6040	Y	N	1004 R ST NW
010	352204	9100	8/19/03	\$214,950	1300	0	7	1997	3	26000	N	N	27243 51ST PLS
010	252204	9013	9/16/05	\$205,000	1400	0	7	1946	3	86430	N	N	25709 68TH AV S
010	022104	9032	8/2/05	\$255,000	1510	0	7	1957	3	5636	N	N	29549 63RD CT S
010	896196	0300	5/14/04	\$270,000	1570	0	7	2004	3	6539	Y	N	1026 R ST NW
010	896196	0330	6/14/05	\$298,000	1720	0	7	2003	3	6004	N	N	1116 R ST NW
010	896196	0330	11/24/03	\$254,000	1720	0	7	2003	3	6004	N	N	1116 R ST NW
010	896196	0080	7/25/03	\$251,000	1780	0	7	2002	3	8703	N	N	1131 PIKE ST NW
010	896196	0250	6/23/03	\$254,000	1780	0	7	2002	3	6366	Y	N	910 R ST NW
010	896196	0040	1/23/04	\$253,000	1780	0	7	2003	3	10273	Y	N	1118 PIKE ST NW
010	401680	0115	7/21/04	\$285,000	1830	0	7	1986	3	14435	N	Y	26606 LAKE FENWICK RD S
010	001100	0070	5/13/05	\$250,700	1840	0	7	1977	3	15419	Y	N	502 AABY DR
010	020000	0140	10/29/03	\$269,559	3180	0	7	1932	4	56628	N	Y	6830 S 262ND ST
010	401680	0120	2/11/03	\$304,000	1210	640	8	1982	3	14460	Y	Y	26612 LAKE FENWICK RD S
010	391400	0040	6/11/05	\$369,000	1380	1360	8	1994	3	18294	Y	N	503 AABY DR
010	390830	0040	4/1/05	\$330,000	1550	1360	8	1978	3	12600	Y	N	524 AABY DR
010	022104	9154	3/19/04	\$400,750	1570	1570	8	2001	3	41778	N	N	6710 S 296TH ST
010	391430	0010	12/29/03	\$349,900	1590	600	8	1972	3	49222	Y	N	515 AABY DR
010	327570	0020	5/13/05	\$353,000	1590	800	8	1977	4	18750	Y	N	207 HI CREST DR
010	896195	0320	3/19/03	\$320,000	1660	620	8	1997	3	7950	Y	N	816 R ST NW
010	262204	9060	5/13/05	\$412,000	1670	1370	8	1978	3	52707	Y	N	26915 52ND LN S
010	352204	9039	8/12/05	\$339,000	1720	0	8	1962	3	65340	N	N	28535 WEST VALLEY HW S

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**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	896195	0310	12/23/05	\$466,950	1950	1320	8	1997	3	8801	N	N	902 R ST NW
010	896195	0420	5/24/05	\$349,555	2140	0	8	1998	3	7519	N	N	917 PIKE ST NW
010	896195	0350	1/2/05	\$335,000	2240	0	8	1996	3	7223	N	N	1517 8TH ST NW
010	896195	0410	2/16/05	\$330,000	2250	0	8	1998	3	7904	N	N	913 PIKE ST NW
010	896195	0530	11/16/04	\$337,950	2284	0	8	1997	3	8829	N	N	1509 10TH CT NW
010	896196	0030	2/23/04	\$325,000	2290	1070	8	2004	3	6333	Y	N	1112 PIKE ST NW
010	896195	0120	4/15/05	\$360,500	2310	0	8	1997	3	8747	N	N	1514 8TH ST NW
010	896195	0090	7/29/03	\$317,000	2310	0	8	1997	3	9627	N	N	1502 8TH ST NW
010	896196	0140	10/17/03	\$286,950	2340	0	8	2002	3	6327	N	N	1101 R ST NW
010	896196	0340	4/21/04	\$279,900	2400	0	8	2004	3	6782	N	N	1120 R ST NW
010	896195	0470	11/17/04	\$324,950	2460	0	8	1997	3	8367	N	N	1508 10TH CT NW
010	896195	0070	9/17/03	\$319,000	2460	0	8	1997	3	11644	N	N	904 PIKE ST NW
010	000440	0024	2/3/03	\$220,000	2470	0	8	1954	3	18536	N	N	26516 68TH AV S
010	896195	0520	11/3/04	\$353,000	2570	0	8	1997	3	7854	N	N	1513 10TH CT NW
010	896196	0320	9/20/04	\$349,950	2600	0	8	2002	3	6001	N	N	1110 R ST NW
010	896196	0210	7/19/05	\$385,000	2640	0	8	2002	3	10086	Y	N	1003 R ST NW
010	896195	0450	12/28/05	\$385,000	2670	0	8	1997	3	8622	N	N	1502 10TH CT NW
010	896195	0450	12/3/04	\$350,000	2670	0	8	1997	3	8622	N	N	1502 10TH CT NW
010	896195	0500	4/26/04	\$355,000	2750	0	8	1997	3	8983	N	N	1520 10TH CT NW
010	896196	0130	7/9/03	\$305,950	2900	0	8	2002	3	6327	N	N	1105 R ST NW
010	896195	0030	8/15/05	\$429,000	3060	0	8	2000	3	12292	N	N	912 PIKE ST NW
010	896195	0060	4/29/04	\$360,500	3320	0	8	2001	3	13288	N	N	906 PIKE ST NW
010	022104	9038	3/26/03	\$575,000	3680	0	8	1970	4	207781	Y	N	29810 66TH AV S
010	926403	0020	12/2/03	\$405,000	1820	1340	9	2002	3	8635	Y	N	1113 V ST NW
010	001100	0050	4/27/05	\$423,000	2010	1010	9	1959	3	27000	Y	N	543 AABY DR
010	001100	0050	6/2/04	\$310,000	2010	1010	9	1959	3	27000	Y	N	543 AABY DR
010	926403	0610	9/13/04	\$372,000	2460	0	9	1999	3	8329	N	N	1012 U ST NW
010	926401	0110	5/5/04	\$340,000	2460	0	9	1991	3	10000	N	N	1002 W ST NW
010	926403	0850	6/6/03	\$375,000	2530	0	9	2000	3	7790	Y	N	1216 V ST NW
010	926403	0650	3/17/05	\$409,950	2590	0	9	2001	3	6091	Y	N	1004 U ST NW
010	926403	0060	4/20/04	\$359,000	2650	0	9	2001	3	12171	N	N	1209 V ST NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	926403	0150	5/9/05	\$448,000	2660	0	9	2001	3	9362	N	N	1319 V ST NW
010	001100	0055	7/29/05	\$399,000	2670	810	9	1968	3	17850	Y	N	512 AABY DR
010	926403	0600	3/24/05	\$411,000	2680	0	9	1999	3	8702	Y	N	1014 U ST NW
010	926403	0600	12/3/03	\$359,950	2680	0	9	1999	3	8702	Y	N	1014 U ST NW
010	926403	0670	4/8/03	\$319,000	2700	0	9	2002	3	6462	Y	N	1001 U ST NW
010	926403	0450	3/20/03	\$433,000	2730	0	9	2000	3	14602	Y	N	1130 U ST NW
010	926403	0390	9/12/05	\$600,000	2770	0	9	2000	3	15254	Y	N	1222 U ST NW
010	926403	0620	11/30/05	\$421,000	2770	0	9	2000	3	7367	N	N	1010 U ST NW
010	926403	0630	9/22/03	\$347,000	2770	0	9	1999	3	6745	Y	N	1008 U ST NW
010	926400	0050	6/24/04	\$575,000	2800	0	9	1988	3	16400	Y	N	1226 W ST NW
010	926403	0300	5/27/04	\$482,000	2870	0	9	1999	3	17359	Y	N	1412 U CT NW
010	926403	0890	12/12/03	\$413,000	2940	0	9	1999	3	8383	Y	N	1128 V ST NW
010	926403	0690	7/21/05	\$650,000	2960	1250	9	2001	3	7863	Y	N	1005 U ST NW
010	926403	0690	3/19/04	\$530,000	2960	1250	9	2001	3	7863	Y	N	1005 U ST NW
010	926403	0740	7/22/04	\$460,000	2990	0	9	2002	3	6220	N	N	1025 U ST NW
010	926403	0820	7/21/04	\$499,000	3000	0	9	2001	3	7172	Y	N	1308 V ST NW
010	401680	0220	8/13/04	\$385,000	3000	0	9	2003	3	14719	N	N	26525 LAKE FENWICK RD S
010	926403	0780	7/1/05	\$481,500	3040	0	9	2000	3	7701	N	N	1107 U ST NW
010	896196	0100	4/22/05	\$377,000	3110	0	9	2000	3	7623	N	N	1123 R ST NW
010	926403	0180	4/3/03	\$371,000	3120	0	9	1999	3	13268	N	N	1415 U CT NW
010	401680	0280	3/31/05	\$425,000	3130	0	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
010	896195	0300	4/7/05	\$424,950	3150	0	9	1998	3	12252	Y	N	901 R ST NW
010	926403	0330	6/9/05	\$624,700	3160	0	9	2001	3	16415	Y	N	1328 U ST NW
010	926403	0480	9/15/05	\$540,000	3160	0	9	2000	3	18001	Y	N	1112 U ST NW
010	926403	0660	3/1/04	\$399,950	3160	0	9	2001	3	6299	Y	N	1002 U ST NW
010	401680	0230	10/14/05	\$520,000	3280	0	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0260	7/26/05	\$500,000	3280	0	9	2001	3	15728	N	N	26617 LAKE FENWICK RD S
010	926403	0540	4/9/03	\$435,000	3280	0	9	1999	3	12247	Y	N	1026 U ST NW
010	327560	0010	7/18/03	\$350,000	3310	0	9	1988	3	15000	N	N	313 HI CREST DR
010	401680	0240	12/1/05	\$519,000	3380	0	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
010	926403	0940	7/22/03	\$499,950	3510	0	9	1999	3	8855	Y	N	1104 V ST NW

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	926403	0720	4/10/03	\$428,750	3570	0	9	2003	3	6662	Y	N	1011 U ST NW
010	926400	0010	2/23/04	\$475,000	2740	0	10	1988	3	23505	Y	N	1202 W ST NW
010	926401	0070	9/26/05	\$600,000	2840	0	10	1992	3	29004	Y	N	922 W ST NW
010	926403	0920	5/27/03	\$549,500	2980	760	10	2003	3	11719	Y	N	1110 V ST NW
010	926400	0060	4/20/04	\$515,000	3070	0	10	1989	3	16400	Y	N	1302 W ST NW
010	926403	0910	6/4/03	\$550,000	3200	1160	10	2003	3	8649	Y	N	1114 V ST NW
010	926401	0170	6/4/04	\$539,900	3280	0	10	1991	3	18318	Y	N	1108 W ST NW
010	926400	0070	7/5/05	\$640,000	3350	0	10	1989	3	16400	Y	N	1306 W ST NW

**Improved Sales Removed from this Annual Update Analysis**

**Area 51**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	000720	0114	2/20/04	\$156,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	000720	0114	9/26/03	\$172,282	EXEMPT FROM EXCISE TAX
002	135230	0300	11/12/03	\$44,169	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	135230	0320	11/30/04	\$62,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	135230	0355	5/17/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	135230	0530	10/9/03	\$228,000	QUIT CLAIM DEED
002	135230	0550	10/17/03	\$103,000	QUIT CLAIM DEED;
002	135230	0605	9/23/03	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	135230	0630	10/30/03	\$65,000	DORRatio
002	135230	0700	12/9/05	\$222,500	Obsol
002	135230	0965	4/14/05	\$431,000	ImpCount
002	135230	0995	8/8/03	\$149,000	Lack of Representation-Poor Cond
002	135230	0995	1/15/03	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	135230	1135	11/12/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	135230	1140	11/16/04	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	172305	9058	4/13/05	\$313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	380600	0040	11/9/05	\$225,000	UnFinArea
002	380600	0040	8/22/03	\$159,000	UnFinArea
002	722400	0115	4/6/04	\$300,000	1031 TRADE
002	722400	0925	11/26/03	\$184,000	ImpCount
002	722400	0926	3/30/04	\$75,000	DORRatio
002	722400	0926	4/16/03	\$50,000	DORRatio
002	722450	0010	4/17/03	\$219,500	NON-REPRESENTATIVE SALE
002	722450	0340	8/27/04	\$223,000	TRADE
002	722450	0355	7/25/03	\$81,285	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
002	722500	0005	4/20/04	\$196,000	ImpCount
002	722500	0065	11/20/03	\$165,000	NON-REPRESENTATIVE SALE
002	722500	0150	8/19/04	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722550	0005	4/23/04	\$45,933	DORRatio
002	722550	0270	1/5/04	\$164,870	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722550	0385	5/14/04	\$210,000	ImpCount
002	722550	0395	8/31/03	\$80,340	QUIT CLAIM DEED DORRatio
002	722550	0415	1/24/03	\$209,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722550	0475	6/24/04	\$174,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722550	0500	6/21/05	\$217,500	ImpCount
002	722600	0125	4/4/05	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722650	0030	8/7/03	\$237,000	RELOCATION - SALE BY SERVICE
002	722650	0030	11/20/03	\$237,000	RELOCATION - SALE TO SERVICE
002	722650	0045	10/26/04	\$177,000	NON-REPRESENTATIVE SALE
002	756460	0310	3/25/05	\$155,000	NON-REPRESENTATIVE SALE
004	000280	0031	8/15/03	\$125,000	Diagnostic Outlier
004	076100	0005	8/18/04	\$138,986	FORCED SALE; NON-REPRESENTATIVE SALE
004	109990	0020	5/23/03	\$261,000	QUESTIONABLE PER SALES IDENTIFICATION
004	109990	0070	12/8/04	\$255,000	QUESTIONABLE PER SALES IDENTIFICATION

**Improved Sales Removed from this Annual Update Analysis**

**Area 51**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
004	109990	0100	7/10/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	109990	0140	5/17/04	\$265,000	QUIT CLAIM DEED
004	167040	0128	9/5/03	\$189,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	167040	0129	10/15/03	\$68,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	167040	0135	4/9/03	\$62,866	PARTIAL INTEREST (103, 102, Etc.);
004	167040	0135	4/10/03	\$62,866	PARTIAL INTEREST (103, 102, Etc.);
004	217200	0150	8/18/03	\$80,000	DORRatio
004	217200	0155	5/9/03	\$80,000	DORRatio
004	336590	0100	1/28/03	\$122,500	UnFinArea
004	336590	0136	10/7/04	\$255,000	RELOCATION - SALE BY SERVICE
004	336590	0136	7/30/04	\$255,000	RELOCATION - SALE TO SERVICE
004	336590	0305	1/27/05	\$150,000	ImpCount
004	336590	0305	12/5/03	\$82,800	ImpCount
004	336590	0370	12/18/03	\$117,000	DORRatio
004	336590	0400	5/9/05	\$160,000	QUIT CLAIM DEED;
004	336590	0461	1/8/03	\$127,500	NON-REPRESENTATIVE SALE
004	336590	0595	10/25/05	\$175,000	ActivePermitBeforeSale>25K
004	336590	0695	12/16/03	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	336590	1095	9/7/04	\$224,500	RELOCATION - SALE BY SERVICE
004	336590	1095	9/7/04	\$224,500	RELOCATION - SALE TO SERVICE
004	336590	1185	7/19/04	\$122,200	Diagnostic Outlier
004	359700	0061	7/12/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	359700	0083	4/27/04	\$301,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	512210	0060	11/10/05	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	725520	0150	1/26/04	\$58,249	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
004	725520	0226	9/15/05	\$249,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	799960	0065	12/7/05	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
004	868780	0147	9/18/03	\$68,879	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	000620	0011	7/7/05	\$130,615	QUIT CLAIM DEED;
005	032204	9052	10/21/05	\$750,000	1031 TRADE PrevImp<=10K DORRatio
005	032204	9062	11/22/04	\$350,000	ImpCount
005	032204	9092	2/24/03	\$500,000	NON-REPRESENTATIVE SALE
005	102204	9030	12/16/05	\$439,489	UnFinArea DORRatio
005	102204	9030	12/15/05	\$433,423	UnFinArea DORRatio
005	102204	9030	5/4/04	\$1,623,120	MULTI-PARCEL SALE UnFinArea
005	102204	9051	3/25/03	\$96,057	QUIT CLAIM DEED; STATEMENT TO DOR
005	102204	9172	2/18/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	102204	9174	12/15/05	\$226,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	102204	9187	5/11/05	\$139,456	QUIT CLAIM DEED;
005	112204	9010	3/24/05	\$757,500	CHARACTERISTICS CHANGED SINCE SALE;
005	152204	9029	9/26/03	\$335,000	ImpCount
005	152204	9057	7/12/03	\$105,000	NON-REPRESENTATIVE SALE
005	152204	9138	3/2/04	\$158,000	NON-REPRESENTATIVE SALE
005	263200	0005	2/19/04	\$185,000	QUIT CLAIM DEED
005	263200	0075	10/28/04	\$140,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed from this Annual Update Analysis**

**Area 51**

**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	263200	0100	5/19/04	\$50,000	DORRatio
005	367340	0168	8/12/03	\$186,000	ImpCount
005	367340	0169	4/9/04	\$202,500	1031 TRADE
005	724800	0020	3/19/03	\$21,693	EXEMPT FROM EXCISE TAX DORRatio
005	725920	0120	4/29/03	\$165,000	PersMH0
005	866330	0050	5/21/04	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	001100	0025	5/3/04	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	022104	9032	4/14/05	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	022104	9154	5/18/05	\$446,000	RELOCATION - SALE BY SERVICE
010	022104	9154	5/18/05	\$446,000	RELOCATION - SALE TO SERVICE
010	142104	9086	3/25/04	\$520,000	RELOCATION - SALE BY SERVICE
010	158060	0024	9/13/04	\$200,000	Obsol
010	252204	9016	9/28/04	\$161,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	262204	9070	10/30/03	\$175,000	DORRatio
010	371700	0030	10/24/05	\$395,000	%Compl
010	371700	0030	6/13/05	\$95,000	%Compl DORRatio
010	371700	0040	11/8/05	\$385,000	%Compl ActivePermitBeforeSale>25K
010	371700	0050	9/23/05	\$375,000	%Compl ActivePermitBeforeSale>25K
010	391400	0045	4/22/03	\$226,000	Diagnostic Outlier
010	401680	0030	6/4/04	\$339,000	ImpCountSTATEMENT TO DOR
010	401680	0210	4/25/03	\$82,836	DORRatio
010	401680	0260	4/19/04	\$70,000	QUIT CLAIM DEED;
010	401680	0300	6/9/03	\$70,000	DORRatio
010	896195	0170	2/17/04	\$118,156	QUIT CLAIM DEED;
010	896195	0220	1/20/04	\$361,900	RELOCATION - SALE BY SERVICE
010	896195	0220	1/9/04	\$361,900	RELOCATION - SALE TO SERVICE
010	896196	0030	5/9/03	\$87,500	DORRatio
010	896196	0030	2/13/03	\$50,000	QUIT CLAIM DEED DORRatio
010	896196	0100	8/21/03	\$349,900	RELOCATION - SALE BY SERVICE
010	896196	0100	8/25/03	\$349,900	RELOCATION - SALE TO SERVICE
010	896196	0130	2/13/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
010	896196	0140	2/13/03	\$90,000	DORRatio
010	896196	0190	3/18/03	\$135,000	DORRatio
010	896196	0210	3/18/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	896196	0220	2/7/03	\$224,000	NON-REPRESENTATIVE SALE
010	896196	0270	7/18/05	\$346,500	RELOCATION - SALE TO SERVICE
010	926403	0140	10/17/05	\$550,000	%Compl ActivePermitBeforeSale>25K
010	926403	0140	4/22/04	\$80,000	%Compl DORRatio
010	926403	0210	3/13/03	\$380,000	RELOCATION - SALE BY SERVICE
010	926403	0210	2/18/03	\$380,000	RELOCATION - SALE TO SERVICE
010	926403	0410	4/28/03	\$136,054	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	926403	0590	7/30/03	\$320,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	926403	0840	4/29/03	\$419,000	RELOCATION - SALE BY SERVICE
010	926403	0840	4/26/03	\$419,000	RELOCATION - SALE TO SERVICE
010	936060	0085	12/18/03	\$32,078	QUIT CLAIM DEED DORRatio
010	936060	0095	7/18/05	\$125,000	NON-REPRESENTATIVE SALE
010	936060	0115	9/27/05	\$175,500	RELATED PARTY, FRIEND, OR NEIGHBOR

***Vacant Sales Used in this Annual Update Analysis***  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	000720	0214	12/5/05	117000	7810	N	N
2	756460	0270	8/5/04	68610	5750	N	N
4	076100	0105	6/9/03	122500	9265	N	N
4	076100	0185	11/12/04	55000	9223	N	N
4	115720	0170	3/19/04	175000	84717	Y	N
4	336590	0005	5/12/05	40000	26162	N	N
4	336590	0010	6/10/05	40000	24617	N	N
4	336590	0020	7/21/05	51250	39552	N	N
4	766160	0210	6/17/04	174000	16880	N	N
5	102204	9095	6/9/04	100000	30112	Y	N
5	152204	9156	4/28/04	57000	30378	N	N
10	001100	0060	1/7/05	75000	14050	Y	N
10	262204	9071	4/30/03	156500	134164	Y	Y
10	262204	9072	1/4/05	235000	76666	Y	N
10	272204	9028	5/27/04	120000	158122	Y	N
10	272204	9028	4/22/05	165000	158122	Y	N
10	327570	0030	11/7/03	74950	15000	Y	N
10	391400	0086	7/26/04	59500	63598	N	N
10	401680	0220	10/29/03	70000	14719	N	N
10	401680	0290	6/4/03	70000	17031	N	N
10	401680	0310	2/13/04	78000	18000	N	N
10	401680	0360	1/10/03	78000	20428	Y	N
10	896195	0270	12/10/03	80000	7985	N	N

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	336590	0240	1/14/04	154000	MULTI-PARCEL SALE;
4	336590	0240	5/3/05	25000	QUIT CLAIM DEED; MULTI-PARCEL SALE;
5	102204	9025	4/28/04	2380000	DORRatio
5	102204	9092	6/11/04	160000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	112204	9011	3/25/05	640000	DORRatio
5	263200	0205	6/21/05	1100000	DORRatio
5	263200	0295	4/19/05	950000	DORRatio
5	367340	0035	8/21/03	6053	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
10	000680	0030	10/20/03	275000	OPEN SPACE DESIGNATION CONTINUED/
10	000680	0031	11/9/05	35000	NON-REPRESENTATIVE SALE
10	020000	0093	5/3/04	10000	NON-REPRESENTATIVE SALE;
10	142104	9047	3/22/05	40000	DORRatio
10	142104	9094	12/21/05	29500	DORRatio
10	232204	9033	3/16/05	250000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
10	252204	9008	8/2/04	155000	GOVERNMENT AGENCY;
10	352204	9013	11/12/04	115000	BUILDER OR DEVELOPER SALES;
10	352204	9013	12/16/04	115000	BUILDER OR DEVELOPER SALES;
10	352204	9038	5/3/04	74484	NON-REPRESENTATIVE SALE;
10	362204	9012	9/15/04	860000	GOVERNMENT AGENCY;
10	371700	0010	6/13/05	95000	BUILDER OR DEVELOPER SALES;
10	371700	0010	12/2/05	460000	DORRatio
10	371700	0020	6/13/05	95000	BUILDER OR DEVELOPER SALES;
10	391430	0020	9/14/05	20000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;



**King County**  
**Department of Assessments**  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor



SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr